LOT 359
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

DEBELLIS LEONARD NICHOLAS & DONNA BURKE
75452 PONDISDE LANE
YULEE, FL 32097

2025

10-2N-26-2010-0359-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

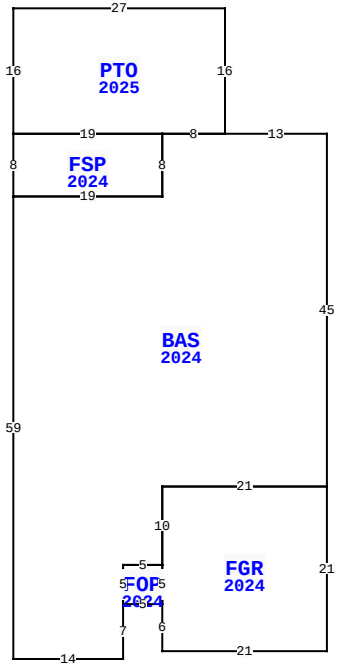
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2024	2,006	230,991
FGR	441	55	2024	243	27,981
FOP	25	30	2024	8	921
FSP	152	40	2024	61	7,024
PTO	432	5	2025	22	2,533
TOTALS	3,056			2,340	269,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,340	115.1500	115.15	269,451	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2006 HX Base Yr 2024



75452 PONDSIDE LN, YULEE

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/03/2025 MLU
INC DATE | AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	269,451
TOTAL MARKET OB/XF VALUE	12,470
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	341,921
SOH/AGL Deduction	145,352
ASSESSED VALUE	196,569
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	145,847
TOTAL JUST VALUE	341,921
NCON VALUE	8,614
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004129	19X16 SCREEN ENCL	8,500	04/11/2024
C1106868	CO		04/14/2023
22006868	NEW CONSTR	331,441	05/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/805	4/26/2023	SW	Q	I	02	350,400
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DEBELLIS LEONARD NI						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=67,30] W13 W8 S8 W19 S59 E14 N7 N5 E5 N10 E21 N45 $
FGR=[YR=2024;ORIG=67,75] W21 S10 S5 S6 E21 N21 $
FSP=[YR=2024;ORIG=46,30] W19 S8 E19 N8 $
FOP=[YR=2024;ORIG=46,85] W5 S5 E5 N5 $
PTO=[YR=2025;ORIG=27,30] E19 E8 N16 W27 S16 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	639.00	SF	10.00	10.00	100	2024	2023		100	6,390	
2	0912	SCRN RM G	0	100	19	16	304.00	SF	20.00	20.00	100	2025	2024		100	6,080	

LAND DESCRIPTION

TOTAL OB/XF 12,470

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	55.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 10/15/2024 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS